



FIBRA UNO ANNOUNCES THE ACQUISITION OF A CLASS A+ OFFICE BUILDING IN MEXICO CITY

Mexico City, Mexico June 27, 2016. - *Fibra Uno* (BMV: FUNO11) (“FUNO” or “Fideicomiso F/1401”), the first and largest Real Estate Investment Trust in Mexico announces that it has closed the acquisition of a Class A+ office building in Mexico City, on Paseo de la Reforma, one of the most dynamic corporate corridors of the city.

FUNO announces that it has successfully closed the acquisition of Torre Cuarzo, a Class A+ office building located in the Reforma Corridor, one of Mexico City’s most prestigious corporate districts. The building will have 72,000 sqm of gross leasable area, of which 68,000 sqm will be distributed in two office towers that will be merged on the ground floors by a 4,000 sqm retail area. The building was designed by the world renowned Richard Meier & Partners Architects studio. The property is currently under its final development stage and is expected to be delivered by 2Q17; after which we anticipate a 24-month stabilization period.

The acquisition price of the transaction was Ps. 2,898.0 million which will be paid with a combination of cash and CBFIs. In addition, FUNO expects to invest another Ps. 474.0 million to complete the construction for a total investment of Ps. 3,372 million. The cash payment for the acquisition was Ps. 1,240.2 million and the CBFi portion is for 46,484,779 CBFIs distributed as follows: 31,519,509 CBFIs will be outstanding as of April 01, 2017; 7,482,635 CBFIs as of May 31, 2017; and 7,482,635 CBFIs as of September 30, 2017.

FUNO is budgeting a conservative annual net operating income of Ps. 317 million for the building once fully stabilized; however, we believe we can achieve substantial upside in this figure.

About Fibra Uno

Fibra Uno (Mexbol: FUNO11; Bloomberg: FUNO11:MM) is the first and largest FIBRA (REIT) in the Mexican market. It operates and develops a wide range of real estate assets for leasing mainly in the industrial, retail and office segments. As of March 31, 2015 Fibra Uno had a portfolio of 511 properties that totaled approximately 7.1 million sqm (approx. 76.7 million sq ft) with footprint on 31 states of Mexico. Fibra Uno’s strategy focuses in having the best locations with high-quality assets and geographic, segment and tenant diversification. Furthermore, Fibra Uno’s management team has more than three decades of expertise in development and operation of all segments of the real estate industry.

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